

# Board of County Commissioners

## Division of Planning & Development

### Planning Department

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## Development Review Committee Meeting October 20, 2003

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Jennifer Kitchens-Clerk's Office, Michael Springstead-County Engineer, Mike Tucker-Villages Fire Chief, Dan Hickey-Fire Services Lieutenant, Dwayne Ausley-Building Department, Barry Ginn-County Engineer, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:01 P.M.

Mr. Helms moved to approve the minutes of the October 13, 2003 meeting. Mr. Springstead seconded the motion and the motion carried.

### Old Business:

None

### New Business:

#### ***World Savings Bank – Major Development – Engineering Plan Review***

Mr. Helms moved to table this item to the end of the agenda due to the project representative not being present yet. Mr. Ginn seconded the motion and the motion carried.

#### ***Waste Management Hauling Facility– Major Development – Engineering Plan Review***

Edward Abshier, Project Agent, was present and requesting engineering approval to construct a truck shop, office and storage area. Mr. Ginn stated revised plans had been submitted addressing all of the engineering comments, but full size sets were still needed. Fire safety comments were discussed.

Mr. Ginn moved to approve the engineering plans, subject to the required set of full size plans being submitted. Mr. Helms seconded the motion and the motion carried.

#### ***VOS: Poinciana Postal Park and Neighborhood Recreation Center – Major Development – Preliminary Review***

Richard Busche, Kimley-Horn and Associates, Inc., was present and requesting preliminary approval to construct postal and pool buildings.

Bill Gulbrandsen, Fire Services Director, arrived at 2:08 PM.

Roberta Rogers, Director  
Planning and Development  
(352) 793-0270

Richard Helms,  
Development Coordinator  
(352) 793-0270

Bernard Dew, County Administrator  
(352) 793-0200  
209 North Florida Street  
Bushnell, FL 33513

Benny G. Strickland, Chairman  
Dist 1, (352) 753-1592 or 793-0200  
209 North Florida Street  
Bushnell, FL 33513

Joey A. Chandler, Vice Chairman  
Dist 2, (352) 748-5005  
6255 CR 249  
Lake Panasoffkee, FL 33538

Billy "Tiny" Rutter, Dist 3  
(352) 748-4220  
P.O. Box 37  
Coleman, FL 33521-0037

James "Jim" Roberts, Dist 4  
(352) 793-4776  
209 North Florida Street  
Bushnell, FL 33513

Robin Cox, Dist 5  
(352) 793-6910  
P.O. Box 1482  
Webster, FL 33597

Setbacks for the proposed canopy were discussed. Sign dimensions need to be added to the plans, along with an additional fire hydrant.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on a revised plan. Mr. Springstead seconded the motion and the motion carried.

***VOS: Unit 95 – Major Development – Preliminary Plan Review***

Richard Busche, Kimley-Horn and Associates, Inc., was present and requesting preliminary approval to develop a 179-unit subdivision. Staff comments will be addressed on revised plans.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on a revised plan. Mrs. Kitchens seconded the motion and the motion carried.

***VOS: Unit 87 – Major Development – Preliminary Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 180-unit subdivision. Surrounding properties need to be added to the plans. The proposed landscape buffer is type “C”. The engineering plans have been submitted, but the DRI has to be approved prior to any final approvals on this project.

Mr. Helms moved for preliminary approval, subject to all comments being addressed on a revised plan. Mr. Springstead seconded the motion and the motion carried.

***The Villages Financial Center – Major Development - Engineering Review***

Jeff Head, Farner Barley and Associates, Inc., was present and requesting engineering approval to construct a financial center. Curb cuts are to be addressed on each individual lot’s site plans. The traffic analysis has been received. The existing curb cuts need to be removed from the plans. The proposed easements are shown outside the property boundaries. Service stubs and off-site drainage were discussed. A utility agreement is needed between the providing utility company and property owner and there will be a drainage easement agreement needed also. A possible property owner’s association and access issues were discussed. All regulatory agency permits are needed, including a clearance letter from the Division of Historical Resources. The roads are to be dedicated to the public, in which a separate dedication agreement will be required. The engineer requested road maintenance documentation. “The Villages” needs to be removed from the heading on the plans since they are not the actual property owners.

Mr. Springstead moved for engineering approval, subject to all comments being addressed on a revised plan. Mr. Helms seconded the motion and the motion carried.

***VOS: Unit 91 – Major Development – Preliminary Review***

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary approval to develop a 168-unit subdivision. There is an error in line 10 of the legal description that needs to be corrected. Road maintenance and drainage easements were discussed. The proposed starter shack was discussed. Barricades will be placed at the end of the road until the starter shack is constructed. Typical road details, turn radiuses at the intersections and signage for no outlet roads were discussed. A note will be added to the design plan regarding a possible cul-de-sac being located where the starter shack will be built. The required variance request for the cul-de-sac will be reflected on the engineering plans.

Mr. Helms moved for preliminary approval, subject to all comments being addressed on a revised plan. Mr. Springstead seconded the motion and the motion carried.

***VOS: Unit 92 – Major Development – Preliminary Plan Review***

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary approval to develop a 237-unit subdivision. All existing/future roads and easements need to be labeled on the plans. The roads in this project are to be dedicated to Sumter County. A variance request for the cul-de-sac is included.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on a revised plan. Mr. Springstead seconded the motion and the motion carried.

***VOS: Unit 67/First Addition - Final Plat Review***

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 3-tract subdivision. An updated title certificate is needed. All other requested changes have been made.

Mr. Helms moved to approve the final plat request. Mr. Springstead seconded the motion and the motion carried.

***World Savings Bank – Major Development – Engineering Plan Review***

Mr. Helms made a motion to remove the request from the table. Mr. Springstead seconded the motion and the motion carried.

Randy Smith, Upham, Inc., was present and requesting engineering approval to construct a 3603 sf bank building. The reviewing engineer had no comments. SWFWMD permit should be submitted upon obtaining it.

Mr. Ginn moved for engineering approval. Mr. Helms seconded the motion and the motion carried.

**Q & A-Public Forum:**

The next meeting will be on October 27, 2003.

Mr. Helms moved to adjourn. Mr. Springstead seconded the motion and the motion carried.

The meeting adjourned at 2:50 PM.